

116.0

0001

0026.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

722,200 / 722,200

USE VALUE:

722,200 / 722,200

ASSESSED:

722,200 / 722,200

PROPERTY LOCATION

No	Alt No	Direction/Street/City
22		HANCOCK ST, ARLINGTON

OWNERSHIPUnit #:

Owner 1: OCONNOR DAVID R	
Owner 2:	
Owner 3:	

Street 1: 22 HANCOCK ST

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry: Own Occ: Y

Postal: 02474 Type:

PREVIOUS OWNER

Owner 1: OCONNOR DAVID R/TRUSTEE -

Owner 2: 22 HANCOCK STREET TRUST -

Street 1: 22 HANCOCK ST

Twn/City: ARLINGTON

St/Prov: MA Cntry:

Postal: 02474

NARRATIVE DESCRIPTION

This parcel contains 6,978 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1959, having primarily Vinyl Exterior and 1547 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 0 HalfBath, 7 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6978		Sq. Ft.	Site		0	70.	0.90	6									440,537						440,500	

IN PROCESS APPRAISAL SUMMARY

Use Code		Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description		User Acct
101		6978.000	281,700		440,500	722,200			
Total Card		0.160	281,700		440,500	722,200	Entered Lot Size		
Total Parcel		0.160	281,700		440,500	722,200	Total Land:		
Source: Market Adj Cost				Total Value per SQ unit /Card:	466.84	/Parcel: 466.8	Land Unit Type:		

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	281,700	0	6,978.	440,500	722,200	722,200	Year End Roll	12/18/2019
2019	101	FV	228,500	0	6,978.	434,200	662,700	662,700	Year End Roll	1/3/2019
2018	101	FV	228,500	0	6,978.	333,600	562,100	562,100	Year End Roll	12/20/2017
2017	101	FV	228,500	0	6,978.	314,700	543,200	543,200	Year End Roll	1/3/2017
2016	101	FV	228,500	0	6,978.	289,500	518,000	518,000	Year End	1/4/2016
2015	101	FV	214,900	0	6,978.	270,600	485,500	485,500	Year End Roll	12/11/2014
2014	101	FV	214,900	0	6,978.	249,200	464,100	464,100	Year End Roll	12/16/2013
2013	101	FV	214,900	0	6,978.	249,200	464,100	464,100		12/13/2012

Parcel ID 116.0-0001-0026.0

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SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
OCONNOR DAVID R	32785-382		2/1/2001	Family		1	No	No	
O'CONNOR DAVID	27658-1		9/9/1997	Family		1	No	No	F

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
2/11/2005	90	Siding	17,600					vinyl
10/29/1998	748	Manual	4,500					REROOF

ACTIVITY INFORMATION

Date	Result	By	Name
10/4/2018	MEAS&NOTICE	CC	Chris C
3/3/2009	Meas/Inspect	372	PATRIOT
5/3/2006	External Ins	BR	B Rossignol
9/26/2005	Permit Visit	BR	B Rossignol
2/11/2000	Meas/Inspect	263	PATRIOT
1/1/1982		CM	

Sign: VERIFICATION OF VISIT NOT DATA _____ / _____ / _____

Total AC/Ha: 0.16019

Total SF/SM: 6978

Parcel LUC: 101

One Family

Prime NB Desc: ARLINGTON

Total: 440,537

Spl Credit

Total: 440,500

Database: AssessPro - FY2021

apro

2021

Prior Id # 1:	74396
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
PRINT	
Date	Time
12/10/20	23:31:28
LAST REV	
Date	Time
10/09/18	10:04:53
apro	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH									
Type:	5 - Cape			Full Bath:	1	Rating:	Good														
Sty Ht:	1T - 1 & 3/4 Sty			A Bath:		Rating:															
(Liv) Units:	1	Total: 1			3/4 Bath:	1	Rating:	Average													
Foundation:	1 - Concrete			A 3QBth:		Rating:															
Frame:	1 - Wood			1/2 Bath:		Rating:															
Prime Wall:	4 - Vinyl			A HBth:		Rating:															
Sec Wall:		%			OthrFix:		Rating:														
Roof Struct:	1 - Gable			OTHER FEATURES																	
Roof Cover:	1 - Asphalt Shgl			Kits:	1	Rating:	Average														
Color:	GRAY			A Kits:		Rating:															
View / Desir:				Fpl:	1	Rating:	Average														
GENERAL INFORMATION				WSFlue:		Rating:															
Grade:	C - Average			CONDOS INFORMATION																	
Year Blt:	1959	Eff Yr Blt:			Location:																
Alt LUC:		Alt %:			Total Units:																
Jurisdct:		Fact: .			Floor:																
Const Mod:				% Own:																	
Lump Sum Adj:				Name:																	
INTERIOR INFORMATION				DEPRECIATION																	
Avg Ht/FL:	STD			Phys Cond:	GD - Good	18.	%														
Prim Int Wall	1	- Drywall			Functional:			%													
Sec Int Wall:		%			Economic:			%													
Partition:	T	- Typical			Special:			%													
Prim Floors:	3	- Hardwood			Override:			%													
Sec Floors:		%			Total:	18.6	%														
Bsmnt Flr:	12	- Concrete			CALC SUMMARY				COMPARABLE SALES												
Subfloor:					Basic \$ / SQ:	105.00			Rate	Parcel ID	Typ	Date	Sale Price								
Bsmnt Gar:					Size Adj.:	1.32873297															
Electric:	3	- Typical			Const Adj.:	0.99989998															
Insulation:	2	- Typical			Adj \$ / SQ:	139.503															
Int vs Ext:	S				Other Features:	79500															
Heat Fuel:	2	- Gas			Grade Factor:	1.00															
Heat Type:	3	- Forced H/W			NBHD Inf:	1.00000000															
# Heat Sys:	1				NBHD Mod:																
% Heated:	100				LUC Factor:	1.00															
Solar HW:	NO	Central Vac: NO			Adj Total:	346038															
% Com Wall:		% Sprinkled:			Depreciation:	64363															
					Depreciated Total:	281675															
MOBILE HOME				Make:		Model:		Serial #:		Year:		Color:									
SPEC FEATURES/YARD ITEMS				PARCEL ID 116.0-0001-0026.0																	
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value				
More: N	Total Yard Items:				Total Special Features:				Total:												